

## Planning Commission Staff Report

**Date:** May 19, 2022

**Project:** Hardiman Road Roundabout (Location, Character & Extent 2022-001)

**Applicant:** Tennessee Valley Communities and City of Madison

**Property Owner:** Various

**Location:** Intersection of Hardiman Road and Halsey Drive, southwest of Burgreen Road

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### Request Summary

This is a request for Location, Character and Extent for installation of a roundabout at the intersection of Hardiman Road and Halsey Drive.



### Recommendation

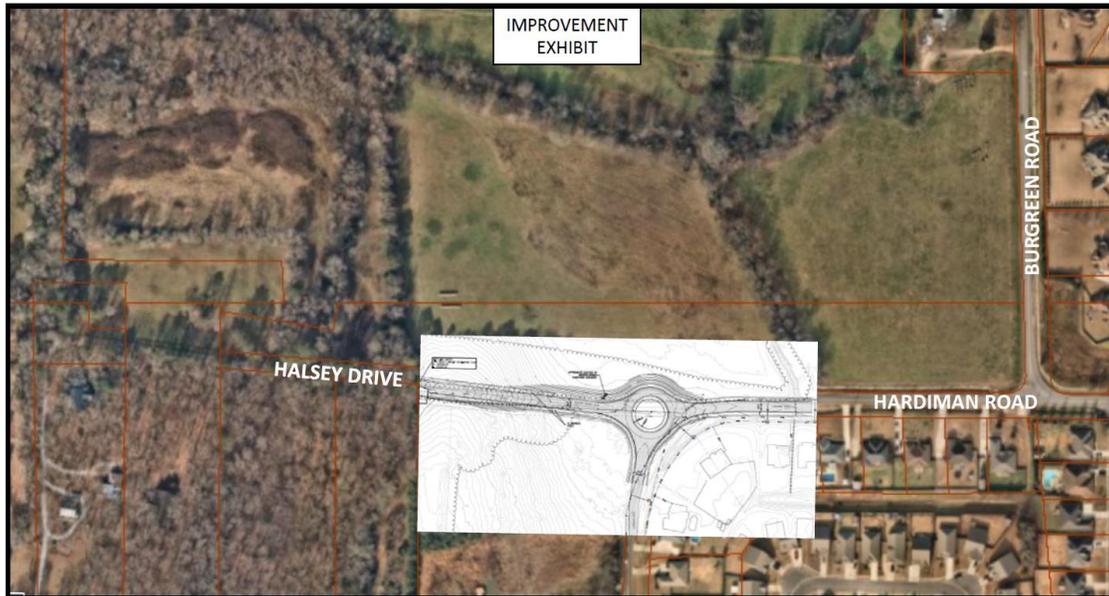
Motion to:

“Approve the Location, Character & Extent for the Hardiman Road Roundabout (LCE2022-001).”

## **Project Request**

The City is proposing to construct a roundabout at the intersection of Hardiman Road and Halsey Drive. The roundabout would be a one lane version with a 30 foot wide street section measured from back of curb with a five foot wide sidewalk along the north and the southwest sides.

The roundabout will be constructed to the north and west of the existing Hardiman Road improvement, and property acquisition will be required in these areas. No changes to the south and east sides of Hardiman Road are proposed, and no property acquisition is proposed for the south or east sides where existing homes are located.



## **General Information**

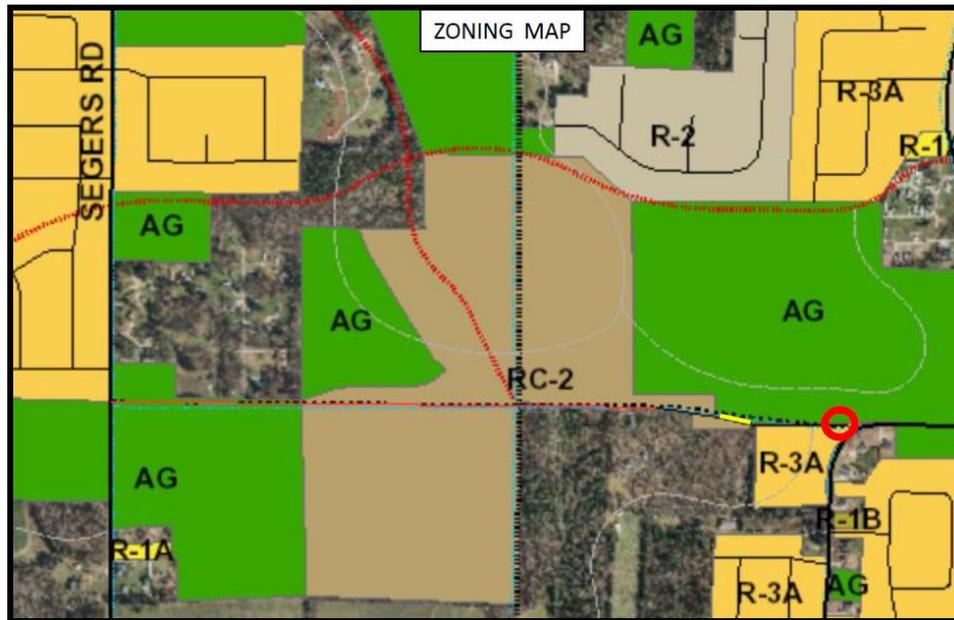
### **Background:**

The Planning Commission approved a Layout Plan for Madison Branch Subdivision on March 24, 2022. Madison Branch adjoins the subject property to the west. Included as part of the construction project for this subdivision is the continuance of Halsey Drive from its current terminus through the Madison Branch project site. The continuation of Halsey Drive is a requirement in the Development Agreement between the City of Madison and Enfinger Development, LLC. The Development Agreement (DA) for the project also included the provision of a site for an elementary school, which will be constructed at the western end of the road extension.

In conjunction with the proposed roundabout, the City will improve the existing Halsey Drive public right-of-way consistent with the street section planned for the Madison Branch development. Pursuant to the DA, the connector road will have a 60 feet wide developed section, with sidewalk on both sides. The City also plans to install a traffic signal at the intersection of Hardiman Road and Burgreen Road to address the current level of service delay in the a.m. peak hour at that location.

**Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>WSMP Vision Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	MRC (Mixed Residential Conservation) PNA (Parks & Natural Area)	AG (Agriculture) R-3A (Single-Family Detached Residential)	Mainly existing right-of-way with some vacant property that must be acquired
North of Subject Property	MRC	AG	undeveloped
East of Subject Property	MRC and SSF	AG	Undeveloped and Single-family subdivision
South of Subject Property	MRC, SSF	R-3A Limestone County	Single-family subdivision and undeveloped
West of Subject Property	MRC and PNA	AG, R-3A	undeveloped



**Conformance with Long Range Plans:**

1. Future Land Use Map. Not Applicable
2. West Side Master Plan  
 The West Side Master Plan (WSMP) recommends a roundabout be located at the intersection of Burgreen Road and Hardiman Road and that Hardiman Road (Halsey Drive) be extended west to Segers Road. The LCE request proposes to move the roundabout approximately 780 feet to the west to the intersection of Halsey Drive and Hardiman Road. The boundaries of the new right-of-way will be within the PNA (Parks and Natural Area) and MRC (Mixed Residential Area). The construction of the improvements will require the removal of some trees located on the periphery of the existing roadway. Some of these trees will be within the PNA overlay.



## **Analysis**

The construction of the roundabout, along with improvement of the Halsey Drive right-of-way and extension of Halsey Drive to the west property line of the proposed Madison Branch Subdivision, will fulfill a significant part of the goals adopted in the WSMP. As stated in the WSMP analysis section above some trees will be removed; however, it is understood that because the WSMP did recommend road improvements in this area, this would be inevitable. The number of trees removed should be minimal.

The establishment of the roundabout at the proposed location is needed to support the future elementary school that will be constructed on western end of Halsey Drive. A standard T-intersection could suffice, but the roundabout will allow for better level of service in the long-term. The project helps advance goals established in both the Growth Plan, WSMP and Transportation Plan. Staff recommends approval.

## **Attachments**

1. Site Plan dated and received May 11, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)